

For Immediate Release

CONTACT:

Contact: Lizzie Delaney, Bailey Gardiner, (619) 295-8232 x122, lizzie@baileygardiner.com
Molly Kirkland, Director of Communications, (858) 715-8026, molly@sdar.com

January 2009 Monthly Housing Statistics from San Diego Association of REALTORS®

(SAN DIEGO, Calif. – February 9, 2009) Attached are the 2009 January Multiple Listing Service (MLS) statistics.

Total homes sales slowed slightly since December 2008. However, sold listings increased dramatically from January of 2008. Sales for attached units were up **76 percent** and sales for detached units were up approximately **68 percent** from January of last year.

The median sales price for both attached and detached properties dropped only slightly from the previous month. Median price was down **5 percent** for attached homes and down **6 percent** for detached homes.

“There is a lot of activity in the market and that is great news,” says Erik Weichelt, 2009 SDAR President. “In some areas, the January sales more than doubled when comparing to the same time last year. Clearly people have become more confident about buying in this market. Existing homeowners should not be frightened by the median sales price figures. The median is the midpoint where half the homes sold for more and half sold for less. Because lower priced properties are selling more, the median price has decreased. This is not necessarily a reflection of individual property values.”

Here are highlights of the statistics:

Total Sold Listings Comparing January 2009 to January 2008

- **Attached: 76.4 percent** increase
January 2009 = 711; January 2008 = 403
- **Detached: 68.6 percent** increase
January 2009 = 1,369; January 2008 = 812

Total Sold Listings Comparing January 2009 to December 2008

- **Attached: 15.95 percent** decrease
January 2009 = 711; December 2008 = 846
- **Detached: 14.11 percent** decrease
January 2009 = 1,369; December 2008 = 1,594

Median Price Listings Comparing January 2009 to December 2008

- **Attached: 5 percent decrease**
January 2009 = \$190,000; December 2008 = \$200,000
- **Detached: 6.42 percent decrease**
January 2009 = \$327,000; December 2008 = \$349,450

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The San Diego Association of REALTORS® is dedicated to the preservation of private property rights and to the promotion and protection of the business interests of our REALTOR® members.